

LOT 43
IN OR 1816/1611
NATURES GATE PB5/200

LOMBARDO JANICE K TRUSTEE
2149 NATURES GATE CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-147G-0043-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1030.00		

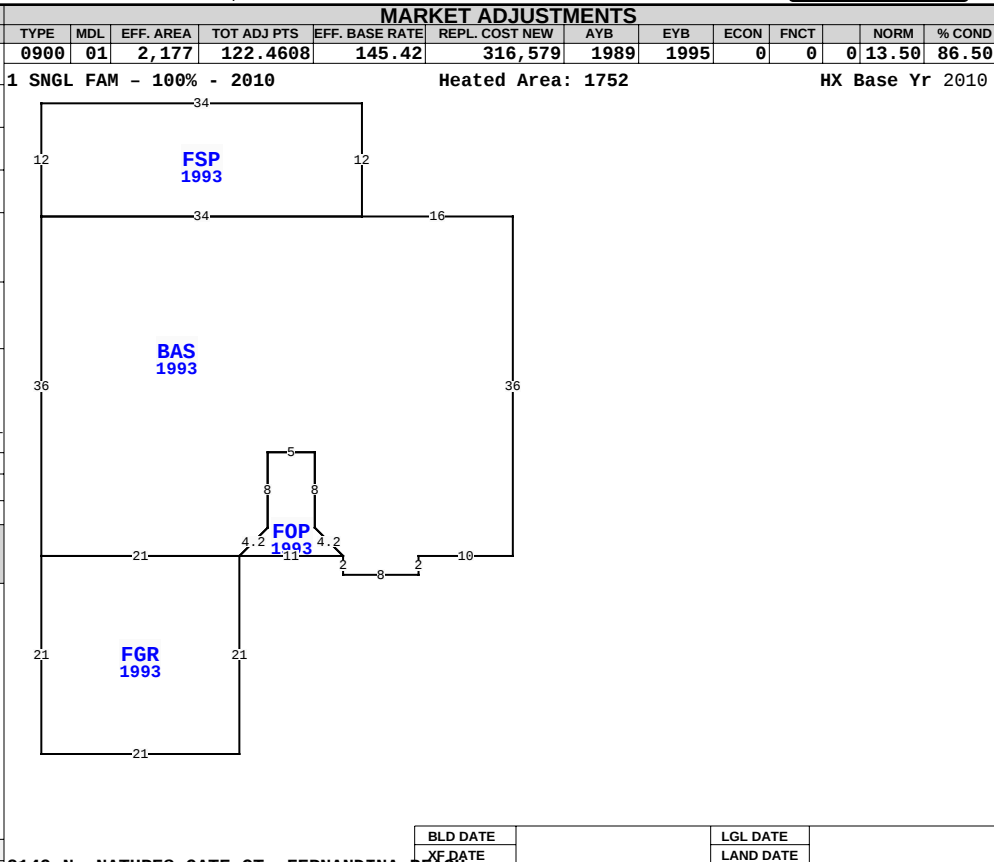
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	220,381
FGR	441	55	243	30,567
FOP	64	30	19	2,390
FSP	408	40	163	20,503

TOTALS	2,665	2,177	273,841
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0810	CONCRETE A	0 100	53	16	848.00	SF	6.50	6.50	100	1989
3	0810	CONCRETE A	0 100	34	3	102.00	SF	6.50	6.50	100	1989
4	0962	SKYLIGHT	0 100	0	0	4.00	UT	250.00	250.00	100	2004
5	0940	SHEDS/PORT	0 100	10	8	80.00	SF	30.00	30.00	100	2009

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	UT	1.00

REVIEW DATE 05/07/2018 BY DJX



TOTAL OB/XF											
7,994											

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7,994											

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						273,841					
TOTAL MARKET OB/XF VALUE						7,994					
TOTAL LAND VALUE - MARKET						115,000					
TOTAL MARKET VALUE						396,835					
SOH/AGL Deduction						179,894					
ASSESSED VALUE						216,941					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						166,941					
TOTAL JUST VALUE						396,835					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						369,323					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121337	6'H FENCE	1,890	07/06/2012
20121187	H/AC	3,775	06/20/2012
20041205	REPAIR/RRF	2,000	06/09/2004
5471	NEW CONSTR	78,050	07/13/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1816/1611	8/14/2012	WD	U	I	30	100			
GRANTOR: LOMBARDO DAVID W & JA									
GRANTEE: LOMBARDO JANICE K T									
1651/1377	11/18/2009	WD	Q	I	01	230,000			
GRANTOR: WAAS WILLIAM T & MARY									
GRANTEE: LOMBARDO DAVID W &									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 FSP=[YR=1993] N12 W34 S12 E34 \$ W34 S36 FGR=[YR=1993] S21 E21 N21 FOP=[YR=1993] E11 U3 L3 N8 W5 S8 L3 D3 \$ W21 \$ E21 U3 R3 N8 E5 S8 R3 D3 S2 E8 N2 E10 N36 \$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 08/02/2023 BY SYS